

**Ordinance authorizing a Wastewater Collection Line Extension Construction and Reimbursement Agreement for up to \$252,213.49 with MPM Development, LP to construct off-site wastewater improvements for a planned residential subdivision, Royal Oak Unit 3, located on Rand Morgan Road, south of Leopard Street, with a completion date of within 24 months; transferring \$164,127.48 from the Wastewater Trunk System Trust Fund to the Wastewater Collection Line Trust Fund appropriating \$252,213.49 to reimburse the Developer per the agreement**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The City Manager or designee is authorized to execute a Wastewater Collection Line Construction and Reimbursement Agreement (Agreement) attached hereto, with MPM Development, LP for the construction and installation of 3638 linear feet of 12-inch wastewater collection line, to provide wastewater service for the planned residential and commercial subdivision named Royal Oak Unit 3, Corpus Christi, Texas.

**SECTION 2.** In the event of project delay, the City Manager or designee is authorized to execute an extension of the Agreement for a period not to exceed a period of 24 months.

**SECTION 3.** Funding in the amount of \$164,127.48 is transferred from the No. 4220-21800-777 Wastewater Trunk System Trust to the No.4220-21801-777 Wastewater Collection Line Trust Fund.

**SECTION 4.** Funding in the amount of \$252,213.49 is appropriated from the No.4220-21801-777 Wastewater Collection Line Trust Fund to reimburse the Developer for the off-site wastewater improvements in accordance with the Agreement.

**SECTION 5.** This ordinance takes effect upon passage.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the following vote:

Paulette Guajardo \_\_\_\_\_

John Martinez \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

Mike Pusley \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Greg Smith \_\_\_\_\_

Billy Lerma \_\_\_\_\_

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2022, by the following vote:

Paulette Guajardo \_\_\_\_\_

John Martinez \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

Mike Pusley \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Greg Smith \_\_\_\_\_

Billy Lerma \_\_\_\_\_

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette Guajardo  
Mayor

**WASTEWATER COLLECTION LINE EXTENSION CONSTRUCTION  
AND REIMBURSEMENT AGREEMENT**

**STATE OF TEXAS           §**  
  **§**  
**COUNTY OF NUECES       §**

This Wastewater Collection Line Extension Construction and Reimbursement Agreement ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipality, and MPM Development, LP, ("Developer/Owner"), a Texas Limited Partnership.

**WHEREAS**, the Developer/Owner, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on March 17, 2021, to develop a tract of land, to wit approximately 55.24 acres known as Royal Oak Unit 3, Corpus Christi Texas as shown in the attached **Exhibit 1**, the content of such exhibit being incorporated by reference into this Agreement;

**WHEREAS**, under the UDC, the Developer/Owner is responsible for construction of the wastewater collection line extension ("Collection Line");

**WHEREAS**, under the UDC, the Developer/Owner is eligible for reimbursement of the Developer/Owner's costs for the construction of Collection Line;

**WHEREAS**, it is to the best interest of the City that the Collection Line be constructed to its ultimate capacity under the City's applicable Master Plan;

**WHEREAS**, Section 8.5.2.E. of the UDC authorizes the acceptance of applications to be eligible for reimbursement in the future when funds become fully available in the Wastewater Collection Line Trust Fund and are appropriated by the City Council; and

**WHEREAS**, the Developer/Owner has submitted an application for reimbursement of the costs from the Wastewater Collection Line Trust Fund for installing the Collection Line, as shown in **Exhibit 2**, the content of such exhibit being incorporated by reference into this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained in this Agreement, the parties do covenant and agree as follows:

1. **TRUSTEE LIABILITY.** The City is executing this agreement as trustee of the Wastewater Trust Fund pursuant to UDC §8.5. The City is acting as trustee to further its governmental functions of providing water and sewer service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or make any appropriation or donation to the same, or in anywise loan its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of this agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose and it is expressly agreed that any judgment will only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.
2. **REQUIRED CONSTRUCTION.** Developer/Owner shall construct the Collection Line in compliance with the City's UDC, the City's Infrastructure Design Manual, and all local, state and federal laws, codes and regulations, in accordance with the plans and specifications submitted

to the City's Development Services Department and reviewed and approved by the City's Development Services Engineer.

3. PLANS AND SPECIFICATIONS.

- a. Developer/Owner shall contract with a professional engineer licensed in the State of Texas and acceptable to the City's Development Services Engineer, to prepare plans and specifications for the Collection Line, as shown in the attached **Exhibit 3**, the content of such exhibit being incorporated by reference into this Agreement, with the following minimum requirements:

SANITARY SEWER ITEMS REIMBURSABLE BY CITY			
ITEM	DESCRIPTION	QUANTITY	UNIT
1.	12" PVC PIPE	3638	LF
2.	MANHOLE, FIBERGLASS	10	EA
3.	PATCH PAVEMENT AT MH IN CLARKWOOD ROAD	1	LS
4.	STORM WATER POLLUTION PREVENTION FOR SANITARY SEWER CONSTRUCTION	1	LS
5.	TRENCH SAFETY	3638	LF
6.	DEWATERING	3638	LF

- b. The plan must be in compliance with the City's master plans.
- c. The plans and specifications must comply with the City's Wastewater Standards Detail Sheets and Standard Specifications.
- d. Before the Developer/Owner starts construction, the plans and specifications must be approved by the City's Development Services Engineer.

4. SITE IMPROVEMENTS. Prior to the start of construction of the Collection Line, Developer/Owner shall acquire and dedicate to the City the required additional public utility easements ("Easements"), if any, necessary for the completion of the Collection Line. If any of the property needed for the Easements is owned by a third party and the Developer/Owner is unable to acquire the Easements through reasonable efforts, then the City may use its powers of eminent domain to acquire the Easements. Developer will be responsible for cost of acquisition, payable from the reimbursement agreed to in this agreement.

5. PLATTING FEES. Developer/Owner shall pay to the City the required acreage fees and pro-rata fees as required by the UDC.

6. DEVELOPER/OWNER TO AWARD CONTRACT FOR IMPROVEMENTS. Developer/Owner shall award a contract and complete the Collection Line, under the approved plans and specifications, within 24 months of the approval of this Agreement by City Council.

7. TIME IS OF THE ESSENCE. Time is of the essence in the performance of this contract.

8. PROMPT AND GOOD FAITH ACTIONS. The parties shall act promptly and in good faith in performing their duties and obligations under this Agreement. If this Agreement calls for review or inspections by the City, then the City's reviews or inspections must be completed thoroughly and promptly.

9. DEFAULT. The following events shall constitute default:

- a. Developer/Owner fails to engage a professional engineer for the preparation of plans and specifications by the 10th calendar day after the date of approval of this Agreement by the City Council.
- b. Developer/Owner's professional engineer fails to submit the plans and specifications to the City's Director of Engineering Services and to the Development Services Engineer by the 60th calendar day after the date of approval of this Agreement by the City Council.
- c. Developer/Owner fails to award a contract for the construction of the Collection Line, according to the approved plans and specifications, by the 90th calendar day after the date of approval of this Agreement by the City Council.
- d. Developer/Owner's contractor does not reasonably pursue construction of the Collection Line under the approved plans and specifications.
- e. Developer/Owner's contractor fails to complete construction of the Collection Line, under the approved plans and specifications, on or before within 24 months of the approval of this Agreement by City Council.
- f. Either the City or the Developer/Owner otherwise fails to comply with its duties or obligations under this Agreement.

10. NOTICE AND CURE.

- a. In the event of a default by either party under this Agreement, the non-defaulting party shall deliver notice of the default, in writing, to the defaulting party stating, in sufficient detail, the nature of the default and the requirements to cure such default.
- b. After delivery of the default notice, the defaulting party has 15 business days from the delivery of the default notice ("Cure Period") to cure the default.
- c. In the event the default is not cured by the defaulting party within the Cure Period, then the non-defaulting party may pursue its remedies in this section.
- d. Should the Developer/Owner fail to perform any obligation or duty of this Agreement, the City shall give notice to the Developer/Owner, at the address stated in section 12, of the need to perform the obligation or duty and, should the Developer/Owner fail to perform the required obligation or duty within 15 days of receipt of the notice, the City may perform the obligation or duty, charging the cost of such performance to the Developer/Owner by reducing the reimbursement amount due to the Developer/Owner.
- e. In the event of an uncured default by the Developer/Owner, after the appropriate notice and Cure Period, the City has all its common law remedies and the City may:
  - 1. Terminate this Agreement after the required notice and opportunity to cure the default;

2. Refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or

3. Perform any obligation or duty of the Developer/Owner under this Agreement and charge the cost of such performance to the Developer/Owner. The Developer/Owner shall pay to the City the reasonable and necessary cost of the performance within 30 days from the date the Developer/Owner receives notice of the cost of performance. In the event the Developer/Owner pays the City under the preceding sentence and is not otherwise in default under this Agreement, then the Agreement shall be considered in effect and no longer in default.

f. In the event of an uncured default by the City after the appropriate notice and Cure Period, the Developer/Owner has all its remedies at law or in equity for such default.

#### 11. FORCE MAJEURE.

a. The term "force majeure" as employed in this Agreement means and refers to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies; insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; civil disturbances; explosions; or other causes not reasonably within the control of the party claiming the inability.

b. If, by reason of force majeure, either party is rendered wholly or partially unable to carry out its obligations under this Agreement, then the party claiming force majeure shall give written notice of the full particulars of the force majeure to the other party within ten (10) business days after the occurrence or waive the right to claim it as a justifiable reason for delay. The obligations of the party giving the required notice, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

#### 12. NOTICES.

a. Any notice or other communication required or permitted to be given under this Agreement must be given to the other party in writing at the following address:

1. If to the Developer/Owner:

**MPM Development  
Attn: Moses Mostaghasi  
PO Box 331308  
Corpus Christi, Texas 78463**

2. If to the City:

City of Corpus Christi  
Attn: Director, Development Services Department  
2406 Leopard Street 78401  
P. O. Box 9277  
Corpus Christi, Texas 78469-9277

with a copy to:

City of Corpus Christi  
Attn: Assistant City Manager, Business Support Services  
1201 Leopard Street 78401  
P. O. Box 9277  
Corpus Christi, Texas 78469-9277

b. Notice must be made by United States Postal Service, First Class mail, certified, return receipt requested, postage prepaid; by a commercial delivery service that provides proof of delivery, delivery prepaid; or by personal delivery.

c. Either party may change the address for notices by giving notice of the change under the provisions of this section.

13. THIRD PARTY BENEFICIARY. Developer/Owner's contracts with the professional engineer for the preparation of the plans and specifications for the construction of the Collection Line, contracts for testing services, and contracts with the contractor for the construction of the Collection Line must provide that the City is a third-party beneficiary of each contract.

14. PERFORMANCE AND PAYMENT BONDS. Developer/Owner shall, before beginning the work that is the subject of this Agreement, furnish a performance bond payable to the City of Corpus Christi if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations. The performance or payment bond must name the City as an obligee. If the Developer/Owner is not an obligor, the Developer/Owner shall be named as a joint obligee. The bond must clearly and prominently display on the bond or on an attachment to the bond:

:

(1) the name, mailing address, physical address, and telephone number, including the area code, of the surety company to which any notice of claim should be sent; or

(2) the toll-free telephone number maintained by the Texas Department of Insurance under Subchapter B, Chapter 521, Insurance Code, and a statement that the address of the surety company to which any notice of claim should be sent may be obtained from the Texas Department of Insurance by calling the toll-free telephone number.

15. WARRANTY. Developer/Owner shall fully warranty the workmanship of and function of the Collection Line and the construction of the Collection Line for a period of one year from and after the date of acceptance of the facilities by the City's Director of Engineering Services.

16. REIMBURSEMENT.

- a. The cost for the Collection Line is \$760,336.80, maximum reimbursable is 50% of the total cost which is \$380,168.40 less \$127,954.91 lot/acreage fee credit is \$252,213.49. Subject to the conditions for reimbursement from the Wastewater Collection Line Trust Fund and the appropriation of funds, the City will reimburse the developer the reasonable actual cost of the Wastewater Collection Line up to an amount not to exceed **\$252,213.49** as shown in the attached **Exhibit 4**, the contents of such exhibit being incorporated by reference into this Agreement.

- b. The City agrees to reimburse the Developer/Owner on a monthly basis upon invoicing for work performed. The submitted invoice shall be deemed administratively complete by the City prior to payment. The reimbursement will be made no later than 30 days from the date of the City's administrative approval of the invoice. Developer/Owner shall submit all required performance bonds and proof of required insurance under the provisions of this Agreement.
- c. Cost-supporting documentation to be submitted shall include:
  - 1. Summary of Costs and Work Performed Form provided by the Development Services Department
  - 2. Contractor and professional services invoices detailing work performed
- d. The first reimbursement request requires submittal of invoices for work performed. Future disbursements shall provide evidence of payment by the developer/owner through a cancelled check or bank ACH for the previous submittal. The final reimbursement request shall require evidence that all invoices to date have been paid. To be eligible for reimbursement, the work must be constructed in a good and workmanlike manner and must have been inspected and accepted by the City. The City agrees to conduct periodic inspections and approve the progress of the work at key points during construction.

The final 5% of the total contract reimbursement amount will be held as retainage until such time the City issues acceptance of public infrastructure in accordance with Unified Development Code.

- e. In the event that this Agreement is terminated by the City as a result of an uncured default by the Developer/Owner and at a time when there has been a partial completion and/or partial payment for the improvements, then the City shall only reimburse the Developer/Owner for its costs that were legitimately incurred towards the completion of the improvements that have been inspected and accepted by the City up to the time that the uncured default occurred.

17. PAYMENTS, CREDITS AND DEFERRED REIMBURSEMENT. All payments, credits, priority of reimbursement, and deferred reimbursement shall be made in accordance with UDC §8.5. Developer/Owner understands and agrees that if funds are not available in the Wastewater Collection Line Trust Fund, that reimbursement will not be made until such funds are available, appropriated, and this Agreement has priority per UDC §8.5.2. E.

**18. INDEMNIFICATION. Developer/Owner covenants to fully indemnify, save and hold harmless the City of Corpus Christi, its officers, employees, and agents, ("indemnitees") against any and all liability, damage, loss, claims, demands suits and causes of action of any nature whatsoever asserted against or recovered from city on account of injury or damage to person including, without limitation on**



**the foregoing, workers compensation and death claims, or property loss or damage of any other kind whatsoever, to the extent any injury, damage, or loss may be incident to, arise out of, be caused by, or be in any way connected with, either proximately or remotely, wholly or in part, the Developer/Owner's failure to comply with its obligations under this agreement or to provide city wastewater service to the development, including injury, loss, or damage which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with the construction, installation, existence, operation, use, maintenance, repair, restoration, or removal of the public improvements associated with the development described above, including the injury, loss or damage caused by the sole or contributory negligence of the indemnitees or any of them, regardless of whether the injury, damage, loss, violation, exercise of rights, act, or omission is caused or is claimed to be caused by the contributing or concurrent negligence of indemnitees, or any of them, but not if caused by the sole negligence of indemnitees, or any of them, unmixed with the fault of any other person or entity, and including all expenses of litigation, court costs, and attorney's fees, which arise, or are claimed to arise, out of or in connection with the asserted or recovered incident.**

**This indemnity specifically includes all claims, damages, and liabilities of whatever nature, foreseen or unforeseen, under any hazardous substance laws, including but not limited to the following:**

**(a) all fees incurred in defending any action or proceeding brought by a public or private entity and arising from the presence, containment, use, manufacture, handling, creating, storage, treatment, discharge, release or burial on the property or the transportation to or from the property of any hazardous substance. The fees for which the developer/owner shall be responsible under this subparagraph shall include but shall not be limited to the fees charged by (i) attorneys, (ii) environmental consultants, (iii) engineers, (iv) surveyors, and (v) expert witnesses.**

**(b) any costs incurred attributable to (i) the breach of any warranty or representation made by Developer/Owner in**

**this agreement, or (ii) any cleanup, detoxification, remediation, or other type of response action taken with respect to any hazardous substance on or under the property regardless of whether or not that action was mandated by the federal, state or local government.**

**This indemnity shall survive the expiration or earlier termination of the agreement.**

19. ASSIGNMENT OF AGREEMENT. This Agreement or any rights under this Agreement may not be assigned by the Developer/Owner to another without the written approval and consent of the City's City Manager.

20. DISCLOSURE OF INTEREST. Developer/Owner agrees, in compliance with the Corpus Christi Code of Ordinance Sec. 2-349, to complete, as part of this Agreement, the Disclosure of Interest form attached to this Agreement as **Exhibit 5**.

21. EFFECTIVE DATE. This Agreement becomes effective and is binding upon and inures to the benefit of the City and the Developer/Owner and their respective heirs, successors, and assigns from and after the date of final execution by all parties.

22. DEDICATION OF COLLECTION LINE. Upon completion of the construction, dedication of Collection Line will be subject to City inspection and approval.

23. CERTIFICATE OF INTERESTED PARTIES. Developer/Owner agrees to comply with Texas Government Code section 2252.908 and complete Form 1295 Certificate of Interested Parties as part of this agreement.

Form 1295 requires disclosure of "interested parties" with respect to entities that enter contracts with cities. These interested parties include:

- (1) persons with a "controlling interest" in the entity, which includes:
  - a. an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock or otherwise that exceeds 10 percent;
  - b. membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or
  - c. service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers.
- (2) a person who actively participates in facilitating a contract or negotiating the terms of a contract with a governmental entity or state agency, including a broker, intermediary, adviser or attorney for the business entity.

Form 1295 must be electronically filed with the Texas Ethics Commission at [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm). The form must then be printed, signed, notarized and filed with the City. For more information, please review the Texas Ethics Commission Rules at <https://www.ethics.state.tx.us/legal/ch46.html>.

24. CONFLICT OF INTEREST Developer/Owner agrees to comply with Chapter 176 of the Texas Local Government Code and file Form CIQ with the City Secretary's Office, if required. For more information and to determine if you need to file a Form CIQ, please review the information on the City Secretary's website at <http://www.cctexas.com/government/city-secretary/conflict-disclosure/index>

25. AUTHORITY. All signatories signing this Agreement warrant and guarantee that they have the authority to act on behalf of the entity represented and make this Agreement binding and enforceable by their signature.

*Remainder of page intentionally left blank; signature page to follow.*

**EXECUTED IN ONE ORIGINAL** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**CITY OF CORPUS CHRISTI**

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Albert J. Raymond III  
Director of Development Services

**THE STATE OF TEXAS §**

**§**

**COUNTY OF NUECES §**

This instrument was acknowledged before me on \_\_\_\_\_, 2022, by

Albert J. Raymond III, Director of Development Service for the City of Corpus Christi,  
Texas.

\_\_\_\_\_  
Notary Public's Signature

Approved to Legal Form: \_\_\_\_\_

\_\_\_\_\_  
Buck Brice  
Assistant City Attorney

DEVELOPER/OWNER:

MPM Development, LP.  
PO Box 331308  
Corpus Christi, Texas 78463

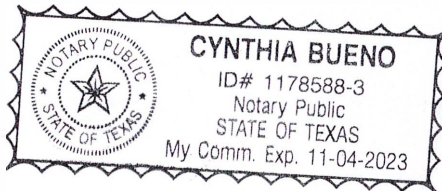
By:   
Moses Mostaghasi, General Partner

STATE OF TEXAS

COUNTY OF MUCCES

§  
§  
§

This instrument was acknowledged before me on May 31, 2022, by Moses Mostaghasi, General Partner, MPM Development, LP, a Texas Limited Partnership, on behalf of said corporation.



  
Notary Public's Signature

NOTES

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN FEMA ZONE X (0.2% ANNUAL CHANCE FLOOD) 48355C0285G (10/23/15).
4. LEGAL DESCRIPTION: A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A. B. & M., CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DOC. NO. 2001007773, D. R.
5. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
6. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
7. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
8. THE TOTAL PLATTED AREA CONTAINS 55.235 ACRES OF LAND INCLUDING STREET DEDICATIONS.
9. THE YARD REQUIREMENT, AS DEPICTED, IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
10. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
11. ALL DRIVEWAYS SHALL BE PLACED ON THE SHORTER WIDTH OF THE LOT (NO DRIVEWAY SHALL BE ALLOWED ON THE LONGER WIDTH OF THE LOT) EXCEPT THIS DOES NOT APPLY TO COMMERCIAL LOTS.

# Exhibit 1

STATE OF TEXAS §  
 COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §  
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

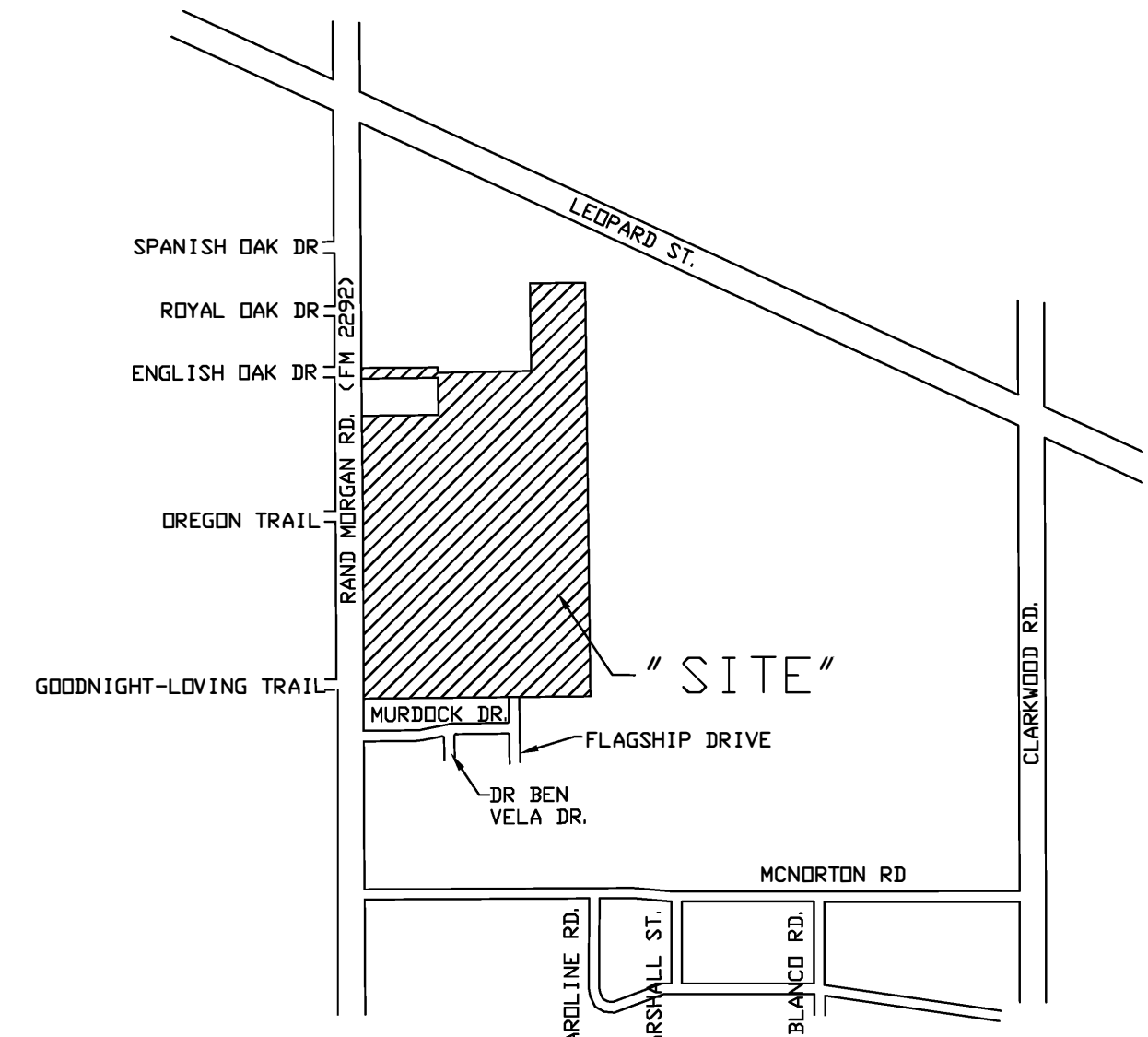
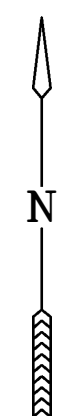
\_\_\_\_\_  
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
 COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 NIXON M. WELSH, R. P. L. S.



LOCATION MAP  
 1" = 1000'

STATE OF TEXAS §  
 COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON A PORTION OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME),

\_\_\_\_\_ (TITLE), OF \_\_\_\_\_

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
 COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

\_\_\_\_\_  
 BRETT F. FLINT, P.E.  
 DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §  
 COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 JEREMY BAUGH  
 CHAIRMAN

\_\_\_\_\_  
 AL RAYMOND, III, AIA  
 SECRETARY

STATE OF TEXAS §  
 COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_

\_\_\_\_\_  
 DEPUTY  
 KARA SANDS, CLERK  
 COUNTY COURT  
 NUECES COUNTY, TEXAS

## PLAT OF ROYAL OAK UNIT 3 A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A. B. & M. CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DOC. NO. 2001007773, D. R. CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
 TX SURVEY REG. NO 100027-00, TX ENGINEERING  
 REG. NO. F-52, 3054 S. ALAMEDA STREET,  
 CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/29/21  
 COMP. NO.: PLAT-SH1  
 JOB NO.: 20027  
 SCALE: AS SHOWN  
 PLOT SCALE: 1" = 60'  
 SHEET 1 OF 4



**CURVE DATA**

(A) D=90° 00' 00"  
R=10.00'  
T=10.00'  
L=15.71'  
CB=N44° 14' 53" E  
CH=14.14'

(B) D=90° 00' 00"  
R=10.00'  
T=10.00'  
L=15.71'  
CB=S45° 45' 07" E  
CH=14.14'

HUTCHINS TRACTS TRACT 6  
V. 32, P. 98, M. R.

N89° 12' 53" E 310.81'

CL ENGLISH OAK DR  
(50' ROW IN WEST SIDE  
RAND MORGAN ROAD)

10' STREET DEDICATION  
FOUND 5/8" I. R.

52' X 210' TRACT, CONVEYED TO H. C.  
DAVIS, V. 888, P. 295, D. R.

CITY GIS INDICATES MARLENE  
TRUESDELL AS OWNER, POSSIBLY  
DOC. NO. 2001051890, D. R.

N00° 49' 15" W  
60.00'

N00° 49' 15" W  
1596.24'

LOT 1A  
25477 SF

N89° 27' 46" E  
430.12'

N89° 15' 35" W 430.00'

2.07 AC. TRACT, V. 1027, P. 584, D. R.,  
CITY OF CORPUS CHRISTI

LOT 11, 3.111 AC  
CN-1 ZONING

YELLOW PINE ST.  
N89° 14' 53" E 50.00'  
N00° 45' 07" W 96.00'

HUTCHINS TRACTS TRACT 10  
V. 34, P. 113, M. R.

N89° 01' 08" E  
526.98'

2 AC. TRACT, 2130 RAND MORGAN  
ROAD, LLC, DOC. NO.  
2019047552, O. R.

FOUND 5/8" I. R. WITH CAP  
LABELED VOSS ENGINEERING.

N00° 39' 38" W 495.26'

SHADY OAK ST.  
S00° 45' 07" E 492.92'

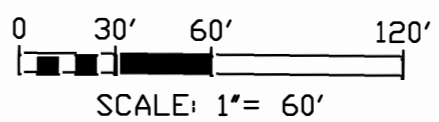
S00° 45' 07" E 2335.56'

CONTINUED ON FOLLOWING SHEET

PLAT OF  
ROYAL OAK UNIT 3  
CORPUS CHRISTI, NUECES COUNTY, TX

BASS & WELSH ENGINEERING  
TX SURVEY REG. NO 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/29/21  
COMP. NO.: PLAT-SH2  
JOB NO.: 20027  
SCALE: AS SHOWN  
PLDT SCALE: 1" = 60'  
SHEET 2 OF 4



PUD REQUIREMENT - 20'  
REAR YR AND TWO REASONABLY  
MATURE TREES EACH LOT  
ALONG EAST BOUNDARY

70.25 AC. TRACT, DOC. NO. 2019011303,  
O. R., STX BEEF CO., LLC

FD 5/8" I. R. DISTURBED





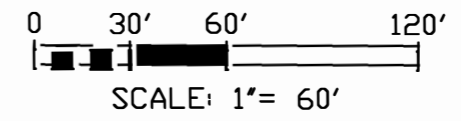
**CURVE DATA**

<p>Ⓐ D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N44°14'53"E CH=14.14'</p>	<p>Ⓑ D=90°00'00" R=10.00' T=10.00' L=15.71' CB=S45°45'07"E CH=14.14'</p>	<p>Ⓒ D=19°10'35" R=100.00' T=16.89' L=33.47' CB=N79°39'35"E CH=33.31'</p>	<p>Ⓓ D=19°10'35" R=100.00' T=16.89' L=33.47' CB=S79°39'35"W CH=33.31'</p>
<p>Ⓔ D=19°10'35" R=50.00' T=8.45' L=16.73' CB=N79°39'35"E CH=16.66'</p>	<p>Ⓕ D=19°10'35" R=150.00' T=25.34' L=50.20' CB=S79°39'35"W CH=49.97'</p>	<p>Ⓖ D=90°04'08" R=15.00' T=15.02' L=23.58' CB=S44°12'49"W CH=21.23'</p>	<p>Ⓗ D=89°55'52" R=15.00' T=14.98' L=23.54' CB=S45°47'11"E CH=21.20'</p>

PLAT OF  
ROYAL OAK UNIT 3  
CORPUS CHRISTI, NUECES COUNTY, TX

**BASS & WELSH ENGINEERING**  
TX SURVEY REG. NO 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/29/21  
COMP. NO. PLAT-SH3  
JOB NO. 20027  
SCALE: AS SHOWN  
PLOT SCALE: 1" = 60'  
SHEET 3 OF 4



CONTINUED ON FOLLOWING SHEET

NO BUILDING THIS AREA  
TYPICAL LOTS  
1 - 35, BLK 10

PUD REQUIREMENT - 20'  
REAR YR AND TWO REASONABLY  
MATURE TREES EACH LOT  
ALONG EAST BOUNDARY

70.25 AC. TRACT, DOC.  
NO. 2019011303, D. R.,  
STX BEEF CO., LLC

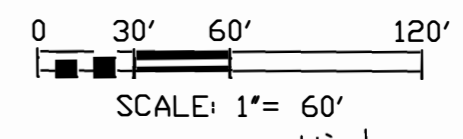
85.022 AC. PARCEL 1, DOC.  
NO. 2010086915, D. R., DBL  
T & C PROPERTIES, INC.



PLAT OF  
ROYAL OAK UNIT 3  
CORPUS CHRISTI, NUECES COUNTY, TX

BASS & WELSH ENGINEERING  
TX SURVEY REG. NO. 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

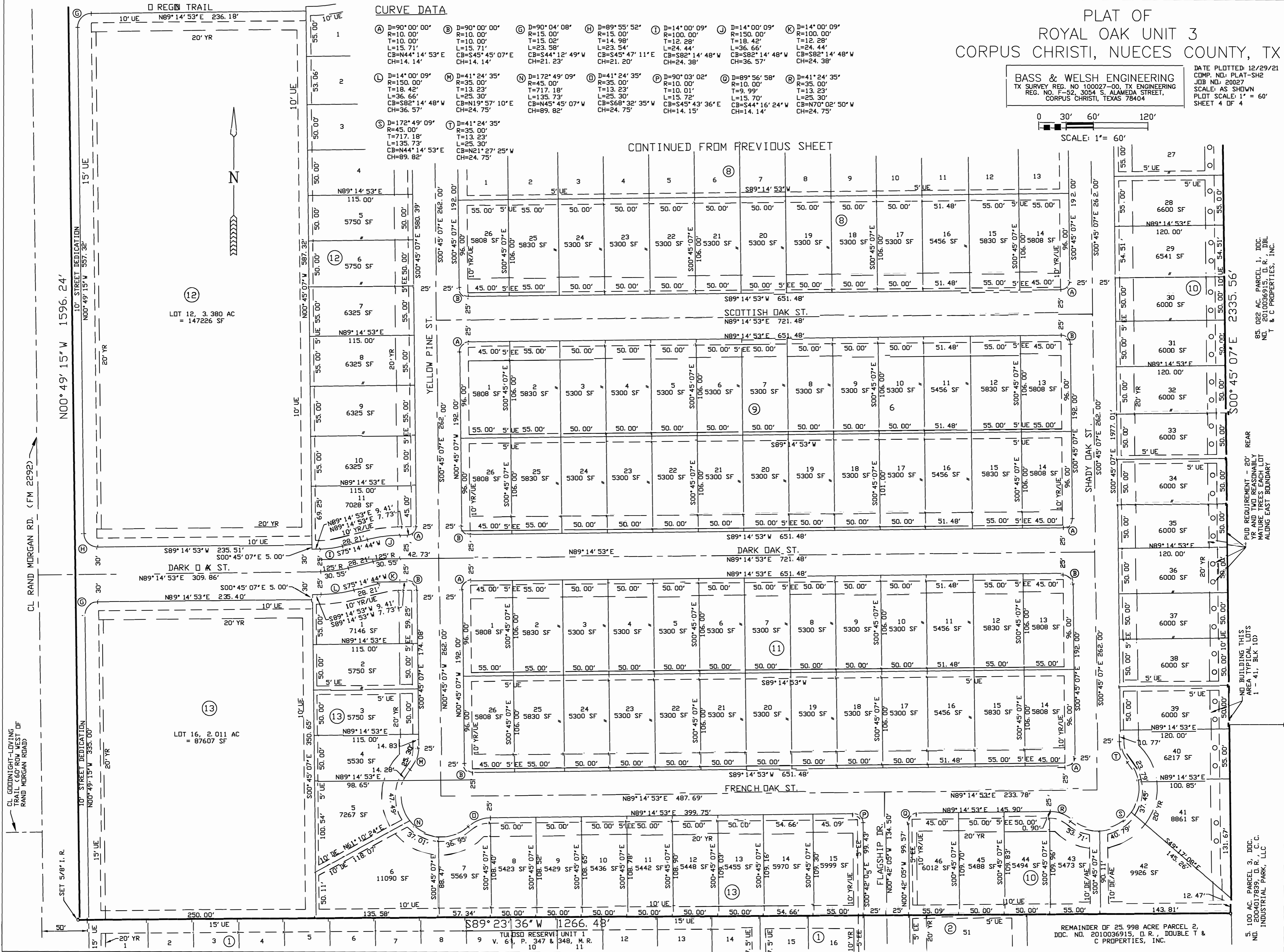
DATE PLOTTED: 12/29/21  
COMP. NO.: PLAT-SH2  
JOB NO.: 20027  
SCALE: AS SHOWN  
PLOT SCALE: 1" = 60'  
SHEET 4 OF 4



CURVE DATA

- (A) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N44°14'53"E CH=14.14'
- (B) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=S45°45'07"E CH=14.14'
- (C) D=90°04'08" R=15.00' T=15.02' L=23.58' CB=S44°12'49"W CH=21.23'
- (H) D=89°55'52" R=15.00' T=14.98' L=23.54' CB=S45°47'11"E CH=21.20'
- (I) D=14°00'09" R=100.00' T=12.28' L=24.44' CB=S82°14'48"W CH=24.38'
- (J) D=14°00'09" R=150.00' T=18.42' L=36.66' CB=S82°14'48"W CH=36.57'
- (K) D=14°00'09" R=100.00' T=12.28' L=24.44' CB=S82°14'48"W CH=24.38'
- (L) D=14°00'09" R=150.00' T=18.42' L=36.66' CB=S82°14'48"W CH=36.57'
- (M) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=N19°57'10"E CH=24.75'
- (N) D=172°49'09" R=45.00' T=717.18' L=135.73' CB=N44°14'53"E CH=89.82'
- (O) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=N21°27'25"W CH=24.75'
- (P) D=90°03'02" R=10.00' T=10.01' L=15.72' CB=S45°43'36"E CH=14.15'
- (Q) D=89°56'58" R=10.00' T=9.99' L=15.70' CB=S44°16'24"W CH=14.14'
- (R) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=N70°02'50"W CH=24.75'
- (S) D=172°49'09" R=45.00' T=717.18' L=135.73' CB=N44°14'53"E CH=89.82'
- (T) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=N21°27'25"W CH=24.75'

CONTINUED FROM PREVIOUS SHEET



CL GODDING-LIVING TRAIL (50' ROW WEST OF RAND MORGAN ROAD)

CL RAND MORGAN RD. (FM 2292)

10' STREET DEDICATION  
N00°49'15"W 557.32'  
N00°49'15"W 335.00'

LOT 12, 3.380 AC  
= 147226 SF

LOT 16, 2.011 AC  
= 87607 SF

REMAINDER OF 25.998 ACRE PARCEL 2,  
DOC. NO. 2010036915, D.R., DOUBLE T &  
C PROPERTIES, INC.

5. 100 AC. PARCEL 3, DOC.  
NO. 2004017839, D.R., C.C.  
INDUSTRIAL PARK, LLC

PUD REQUIREMENT - 20' REAR  
YARD AND REASONABLY  
MATURE TREES PLANTING  
ALONG EAST BOUNDARY

85.022 AC. PARCEL 1, DOC.  
NO. 2010036915, D.R., DBL  
& C PROPERTIES, INC.

# Exhibit 2

## APPLICATION FOR WASTE WATER REIMBURSEMENT

We, MPM Development, LP, P.O. Box 331308, Corpus Christi, Texas 78463, owners and developers of proposed Royal Oak Future Unit 3, hereby request reimbursement of \$252,213.49 for the installation of the offsite waste water collection line in conjunction with said subdivision, as provided for by City Ordinance No. 17092. \$760,336.80 is the construction cost, including 10% Engineering, Surveying and Testing as shown by the cost supporting documents attached herewith.

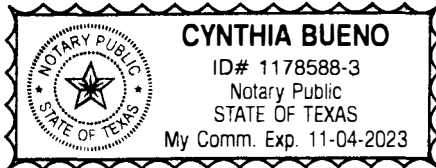
  
\_\_\_\_\_  
Mossa Mostaghani, General Partner

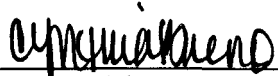
6/21/2022  
(Date)

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on June 21, 2022, 2022, by Mossa Mostaghani, General Partner of MPM Development, LP, on behalf of the said corporation.



  
\_\_\_\_\_  
Notary Public in and for Nueces County, Texas

# Exhibit 2

## APPLICATION FOR WASTE WATER CREDIT

We, MPM Development, LP, P.O. Box 331308, Corpus Christi, Texas 78463, owners and developers of proposed Royal Oak Future Unit 3, hereby apply for \$127,954.91 credit towards the waste water lot and acreage fees for the collection line extension in conjunction with said subdivision as provided for by City Ordinance No. 17092. \$760,336.80 is the construction cost, including 10% Engineering, Surveying and Testing as shown by the cost supporting documents attached herewith.

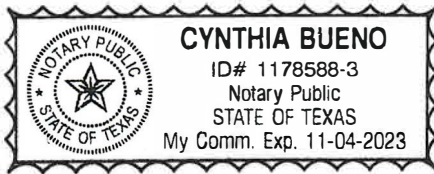
  
\_\_\_\_\_  
Mossa Mostaghani, General Partner

6/2/2022  
(Date)

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on June 2, 2022, 2022, by Mossa Mostaghani, General Partner of MPM Development, LP, on behalf of the said corporation.



  
\_\_\_\_\_  
Notary Public in and for Nueces County, Texas

# EXHIBIT 3

## OFFSITE STORM AND SANITARY SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS

**CITY STANDARD SPECIFICATIONS**  
 THE FOLLOWING CITY OF CORPUS CHRISTI STANDARD SPECIFICATIONS OF WHICH CAN BE DERIVED FROM THE CITY OF CORPUS CHRISTI WEBSITE: [WWW.CORPUSCHRISTI.TX.GOV/STANDARD-SPECIFICATIONS](http://WWW.CORPUSCHRISTI.TX.GOV/STANDARD-SPECIFICATIONS) SHALL BE UTILIZED FOR THIS PROJECT. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TYPES OF TRAFFIC CONTROL DEVICES FROM THE BEGINNING TO THE END OF THE WORK. THE WORD "STANDARD" ALL USES IN THIS CITY STANDARD SPECIFICATIONS SHALL REFER TO BASIC & WELSH ENGINEERING.

- 021102 SITE CLEARING AND STRIPPING
- 021200 EXCAVATION AND BACKFILL FOR UTILITIES
- 021201 CONTROL OF GROUND WATER
- 021202 TEMPORARY TRAFFIC CONTROLS DURING CONSTRUCTION
- 021203 WATER LINE REPAIR METHODS
- 021204 PROTECTIVE TESTING OF PIPELINE SYSTEMS
- 021403 TAPPING SLEEVES AND TAPPING VALVES
- 021404 SLEEVES WITH FIBER OPTIC
- 021405 PVC PIPE - 8" MIN. EXPOSED PRESSURE PIPE FOR MANHOLES
- 021406 WATER MAINS AND INCREASED FORCE MAINS
- 021407 WATER SERVICE LINES
- 021408 GATE VALVES FOR WATER LINES
- 021409 FIRE HYDRANTS
- 021410 MANHOLES
- 021411 VACUUM TESTING OF WASTE WATER MANHOLES AND STRUCTURES
- 021412 REINFORCED CONCRETE
- 021413 REINFORCED CONCRETE PIPE CULVERTS
- 021414 CONCRETE BOX CULVERTS
- 021415 CERAMIC WASTE WATER LINES
- 021416 WASTE WATER SERVICE LINES
- 021417 SEWING
- 021418 POLYMER CELESTOR ADHESIVE
- 021419 REINFORCING STEEL
- 021420 CONCRETE STRUCTURES
- 021421 FRAMES, CURBS, RINGS AND CURBS

**STORM SEWER AND PAVEMENT PAVING NOTES FOR STORM SEWER**

1. CONCRETE FOR PRECAST CONCRETE BOX CULVERTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. ALL STEEL REINFORCING SHALL BE GRADE 60 (60,000 PSI YIELD STRENGTH) IN ACCORDANCE WITH ASTM A 615. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. USE ASTM C 1090 FOR ALL CONCRETE. SECTION FOR 2' AND GREATER TALL THROUGHOUT PROJECT.
2. REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS B, UNGRADED STRENGTH.
3. PAVEMENT FINISHING SHALL INCLUDE 2" COMPACTED GRANULAR BASE AT 10% MOISTURE. EXISTING ASPHALT SHALL BE REPAIRED TO MATCH EXISTING. SECTION FOR 2" OR GREATER. EXISTING STREET SECTION IF A GREATER EXISTING SECTION IS SEPARATE FROM THE EXISTING STREET SECTION. FOR PARALLEL RAILROADS, LAY OUT ALL EXISTING AND PROPOSED STORM SEWERS, WATER CURB AND CUTTER TO BE REPAIRED AND REPLACE. SEE ALL EXISTING DRAWINGS WHERE SHOWN. FORWARD ARE TO BE REPAIRED AND REPLACE.
4. SUFFICIENT FABRIC MATERIAL IS REQUIRED FOR WRAPPING PIPE AND BOX CULVERT JOINTS AND SHALL MEET REQUIREMENTS OF ASTM D 1085.
5. HIGH DENSITY POLYETHYLENE PIPE - CONTRACTOR SHALL USE HIGH DENSITY POLYETHYLENE PIPE WITH MINIMUM DENSITY POLYETHYLENE PIPE - CONTRACTOR SHALL USE HIGH DENSITY POLYETHYLENE PIPE WITH MINIMUM DENSITY POLYETHYLENE PIPE. CONTRACTOR SHALL MEET THE REQUIREMENTS OF ASTM D 1709. SECTION FOR 2" AND GREATER. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. USE ASTM C 1090 FOR ALL CONCRETE. SECTION FOR 2' AND GREATER TALL THROUGHOUT PROJECT.

**WATER MAINS**

1. PROVIDE FULL JOINT RESTRAINT AT ALL FITTINGS AND PIPE JOINTS.
2. CONSTRUCT WATER SERVICE LINES AND CONNECTIONS PLEASANT TO THE HOSES AND DETAILS AS SHOWN IN STANDARD WATER DETAILS.
3. ALL PUBLIC WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE CITY OF CORPUS CHRISTI WATER DISTRIBUTION STANDARDS, DETAILS AND PRACTICES. PVC PIPE AND FITTINGS FOR WATER LINES SHALL BE CLASS C-900, CLASS 150, WITH A SF OF 18.

**SANITARY SEWER NOTES**

1. ALL GRAVITY WATER PIPES 18" THROUGH 36" SHALL BE PVC 809 B AND SHALL BE BEDED IN SAND WITH AT LEAST 18" TO 24" BELOW AND 12" TO 24" ABOVE OF PIPE (STAIN HEAD) IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. 18" AND 24" SHALL BE PIPES IN EXCAVATION FROM THE EXCAVATION.
2. ALL 36" MANHOLES SHALL BE FIBERGLASS WITH WATERPROOF BOTTOMS.
3. NO SEPARATE PAY FOR ANY DE-WATERING OR SPECIAL EMERGENCY REQUIRED FOR SANITARY SEWER PIPES AND MANHOLES.
4. THE WORST SANITARY SEWER SHALL BE WASTE WATER AND VICE VERSA.
5. PATCH EXISTING ASPHALT PAVING IN CURBROAD ROAD WITH 3" GRANULAR AND 1" CRUSHED LAMBSHADE BASE WITH SURFACE COMPACTED TO CITY STANDARD PRACTICE METHOD.
6. CONTRACTOR SHALL MAINTAIN FLOW CAPACITY IN EXISTING DRAIN IMMEDIATELY SOUTH OF PROPOSED 12" SS PIPE AT ALL TIMES DURING CONSTRUCTION.
7. PROVIDE BENT/COATED BELL & COVE FOR 5' spans - 1/2" A/B AND 3/4" A/B (NO SEPARATE PAY) & EACH BOLT WITH HEAD UP AT EACH MANHOLE. 3/8" BUSHINGS & 1/2" A/B BOLT AND NUTS IN BELL GASKETS.

**OFF-SITE STORM SHEETS**

THE FOLLOWING SHEETS ARE INCLUDED HEREIN BY REFERENCE AND SHALL BE USED ON THIS PROJECT. CONTRACTOR SHALL OBTAIN THESE SHEETS FROM THE CITY OF CORPUS CHRISTI (11111) AT [WWW.CORPUSCHRISTI.TX.GOV/STANDARD-SPECIFICATIONS](http://WWW.CORPUSCHRISTI.TX.GOV/STANDARD-SPECIFICATIONS) FOR BIDDING AND CONSTRUCTION PURPOSES.

- MADE WATER STANDARD DETAILS, 4 SHEETS
- STORM WATER STANDARD DETAILS, 3 SHEETS
- STORM WATER POLLUTION PREVENTION, 3 SHEETS
- CURB, CUTTER AND SEWER STANDARD DETAILS, 3 SHEET
- MANHOLE CURB RING STANDARD DETAILS, 4 SHEETS

**TRAFFIC CONTROL AND BARRICADES**

1. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL AND BARRICADE PLAN AND SUBMIT IT TO THE CITY TRAFFIC ENGINEERING DEPARTMENT FOR APPROVAL. CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE TRAFFIC CONTROL AND BARRICADE PLAN IS APPROVED BY THE CITY OF CORPUS CHRISTI. ALL TRAFFIC CONTROL AND BARRICADE SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI TRAFFIC CONTROL AND BARRICADE PLAN.
2. FOR PLANTS, USE REQUIRED SIGN TO NOTIFY WORK ON ANY PUBLIC STREET. CONTRACTOR SHALL CONTACT CITY TRAFFIC ENGINEERING TO OBTAIN ALL APPLICABLE REQUIREMENTS (SIGNALS, TRAFFIC CONTROL PLAN, ETC.).
3. THE WEST HALF OF BLANKED ROAD IS FULL LENGTH SHALL BE MAINTAINED OPEN TO VEHICULAR TRAFFIC AT ALL TIMES. THE WEST HALF OF WASHINGTON ROAD AND CAROLINE ROAD SHALL BE KEPT OPEN AT ALL TIMES. EXCEPT FOR A SHORT, 12 HOUR PERIOD FOR EACH ROAD WHERE THE STORM SEWER IS CONSTRUCTED.
4. VEHICULAR ACCESS TO EMPLOYEES ON THE EAST SIDE OF BLANKED ROAD SHALL BE MAINTAINED AT ALL TIMES EXCEPT VEHICULAR ACCESS TO A PARTICULAR DRIVEWAY ON THE EAST SIDE OF BLANKED ROAD SHALL BE SHUT DOWN (NEEDED) FOR A PERIOD NOT TO EXCEED FOUR HOURS.

**NOTICES - INTERRUPTION OF SERVICES**

1. CONTRACTOR SHALL PROVIDE EACH HOMEOWNER A THREE- (3) HOUR AND A FOUR- (4) HOUR NOTICE PRIOR TO INTERRUPTION OF WATER OR GAS OR SANITARY SEWER SERVICE. NOTICES SHALL BE WRITTEN AND DELIVERED TO THE DOOR OF EACH PARTICULAR HOMEOWNER (NO CONCRETE PAYS).
2. CONTRACTOR SHALL PROVIDE THREE- (3) HOUR AND FOUR- (4) HOUR NOTICES VIA TELEPHONE TO CITY'S CONSTRUCTION INSPECTOR (361) 424-1756.

**STORM WATER POLLUTION PREVENTION**

1. PAY FOR ALL STORM WATER POLLUTION PREVENTION MEASURES, SOIL WASH DISPOSAL, Silt TRAPPING, SEEDING, ETC., AS PART OF STORM WATER POLLUTION PREVENTION.
2. UPON COMPLETION OF IMPROVEMENTS, ALL DISRUPTED AREAS SHALL BE GRASS SEEDING IN ACCORDANCE WITH CITY STANDARD SPECIFICATION. (SEE SPEC.)
3. THE NOTES PERTAIN TO BE FOUND ON THE RED LINE SHEET AT [WWW.CORPUSCHRISTI.TX.GOV/STANDARD-SPECIFICATIONS](http://WWW.CORPUSCHRISTI.TX.GOV/STANDARD-SPECIFICATIONS).

**MANHOLE WATER MAIN AND GAS SERVICE LINES**

1. THESE LINES ARE LOCATED IN THE PLANS AT LOCATIONS AS SHOWN ON THIS MAP OR FROM THE CITY STANDARD SPECIFICATIONS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AT LOCATIONS AS SHOWN. OTHER SERVICE LINES THAT ARE NOT SHOWN IN THIS MAP OR FROM THE CITY STANDARD SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO VERIFY/REPLACE/ACCEPT ALL SERVICE LINES THAT CAUSE CONFLICT WITH PROPOSED STORM SEWER IMPROVEMENTS AS SHOWN IN PLANS HEREIN.
2. IF WATER OR SANITARY SEWER SERVICE LINES SHALL BE OUT OF SERVICE LONGER THAN 4 HOURS FOR ANY PARTICULAR SERVICE LINE.

**LEGEND**

○	CENTERLINE	PC	POINT OF CURVATURE (BEGINNING OF CURVE)
□	AS/TE CONCRETE WALL	PT	POINT OF TANGENCY (END OF CURVE)
→	DRAINAGE DIRECTION OR DRAINAGE ARROW	P/C	REINFORCED PORTLAND CEMENT CONCRETE
●	FIRE HYDRANT SYMBOL	R/P	REINFORCED CONCRETE PIPE
○	PIPE LINE OR INVERT ELEVATION	R	RIGHT
○	GRADE BEAM (CHANGE OF DRAINAGE DIRECTION OR SLOPE)	S + 0.38	CONCRETE/ASPH. SURF.
○	W/S TERMINUS LINE	SS	SANITARY SEWER
○	HIGH DENSITY POLYETHYLENE PIPE	STP	SCOUR/PROOF STRENGTHENED PIPE ALSO KNOWN AS 3/4" TUCKER OR FIBERGLASS STRENGTHENED PIPE
○	HYDRAULIC GRADE LINE OR HYDRAULIC GRADE ELEVATION	SSM	SANITARY SEWER MANHOLE
○	MANHOLE	SSS	SANITARY SEWER SERVICE (PIPE & FITTING, 4" AND 6")
○		W	WATER VALVE SYMBOL

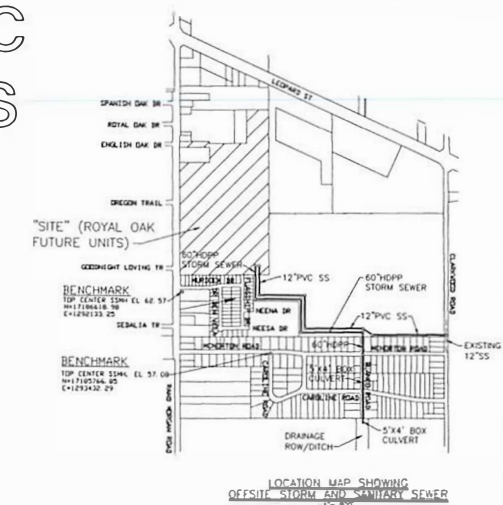
**CALL BEFORE YOU DIG!**

1-800-882-8144

THE LONE STAR INSPECTORY COMPANY  
 AT 1-800-882-8144

**GENERAL NOTES**

1. IF A PARTICIPATION AGREEMENT AND/OR REQUIREMENT ARE BEING PROVIDED BY THE DEVELOPER/ENGINEER, THEN PRIOR TO START OF CONSTRUCTION, CITY COUNCIL MUST APPROVE AND ADOPT.
2. THIS WORK WILL BE INSPECTED BY THE CITY'S CONSTRUCTION INSPECTOR DIVISION. CONSTRUCTION INSPECTION SHOULD BE CONDUCTED AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION. THE NUMBER TO CONTACT CONSTRUCTION INSPECTOR IS (361) 424-1138.
3. CONTRACTOR SHALL ENSURE THAT BEST MANAGEMENT PRACTICES TO MANAGE EROSION AND SEDIMENTATION ARE BEING USED AND THAT ANY AND ALL TEST RESULTS WERE REVIEWED AND BEEN REVIEWED.
4. CONTRACTOR SHALL ENSURE THAT TRAFFIC CONTROL MEASURES ARE IMPLEMENTED AND MAINTAINED. ANY WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY'S TRAFFIC ENGINEERING DIVISION.
5. ANY WORK AFFECTING FOOT RIGHT-OF-WAY REQUIRES REVIEW APPROVAL AND/OR PERMIT AS APPLICABLE.
6. ALL PUBLIC IMPROVEMENTS SHALL BE MAINTAINED BY THE DEVELOPER FOR UNITED DEVELOPMENT CODE (UDC) SECTION 8.1.6 FROM THE DATE OF ACCEPTANCE OF THESE IMPROVEMENTS BY THE DIRECTOR OF TRANSPORTATION.
7. APPROVAL FOR PUBLIC IMPROVEMENTS PERTAINING TO PLANNING REQUIREMENTS BY A FINAL PLAN SHALL EXPIRE IF THE FINAL PLAN EXPIRES. A FINAL PLAN EXPIRES 5 (5) YEARS FROM THE DATE OF ITS APPROVAL BY PLANNING COMMISSION IF IMPROVEMENTS HAVE NOT BEEN INITIATED AND SUBSTANTIAL PROGRESS CONTINUED FORWARDS COMPLETION UNLESS AN EXTENSION HAS BEEN GRANTED BY ENGINEERING SERVICES.
8. APPROVAL FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH A BUILDING PERMIT SHALL EXPIRE IF THE BUILDING PERMIT EXPIRES. A BUILDING PERMIT EXPIRES 180 DAYS FROM THE DATE OF ISSUANCE UNLESS AN EXTENSION HAS BEEN GRANTED BY BUILDING INSPECTOR.
9. A PERMIT IS REQUIRED FOR ANY LOCATION IN PUBLIC RIGHT-OF-WAY THAT REQUIRES AN ACTIVITY THAT CAUSE OBSTRUCTION OR BARRIERS UNDER ANY PORTION OF THE PUBLIC RIGHT-OF-WAY. SUCH AS THE INSTALLATION OF A PAVED SURFACE FOR STREET SIDEWALK, SURFACE DRAINAGE OR RELATED PUBLIC IMPROVEMENTS. RESTRUCTURING PURPOSES. PERMITS WILL NOT BE ISSUED FOR LOCATION IN THE PUBLIC RIGHT-OF-WAY THAT HAS BEEN CONSTRUCTED, RECONSTRUCTED, OR MAINTAINED IN THE PRECEDING PERIOD OF FIVE YEARS FROM THE DATE OF ACCEPTANCE OF THE PUBLIC WORKS CONSTRUCTION ENTRY.
10. ANY EXCAVATION ALLOWED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON CONCRETE SHEETS MUST BE REINFORCED IN SUCH A WAY THE EXISTING CONCRETE PANEL IS REINFORCED.
11. SUBSEQUENT WORK IN THE COURSE OF PAVING OR CONSTRUCTING A COMPLETE WORK OR IMPROVEMENT CERTAIN WORK MAY BE NECESSARY WHICH IS NECESSARY TO THE TOTAL WORK AND ESTIMATED AS PER PERMITS. SOME SUCH SUBSEQUENT WORK MAY BE SHOWN AND SPECIFIED IN OTHER PLANS AND SPECIFICATIONS. OTHER WORK MAY BE LESS COMPLETELY SHOWN AND OTHER SUCH WORK, HOWEVER, COMPLETELY SHOWN. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ALL SUCH SUBSEQUENT WORK AS A FULLY SHOWN AND THE COST OF SUCH WORK SHALL BE MADE NECESSARY TO THE ESTABLISHED PERMITS.
12. ALL WELLS AND PILES (INCLUDING AND GRABINGS) SHALL BE REMOVED ALONG ROUTES OF PROPOSED STORM AND SANITARY SEWERS OF WORKS AS NECESSARY FOR PROPOSED CONSTRUCTION AND SEPARATE PAY.
13. NO SEPARATE PAY FOR FORM DE-WATERING REQUIRED FOR PROPOSED STORM AND SANITARY SEWER CONSTRUCTION.



**SHEET INDEX**

SHEET 1	COVER SHEET AND MISCELLANEOUS INFORMATION
SHEET 2	OFFSITE STORM AND SANITARY SEWER PLAN AND PROFILE AND SWOMP (HYDRAULICS)
SHEET 3	OFFSITE STORM AND SANITARY SEWER PLAN AND PROFILE
SHEET 4	OFFSITE STORM AND SANITARY SEWER PLAN AND PROFILE
SHEET 5	OFFSITE STORM SEWER PLAN AND PROFILE AND ESTIMATE SUMMARY
SHEET 6	1XDOT SINGLE BOX CULVERT, PRECAST, 5' SPAN
SHEET 7	STORM WATER POLLUTION PREVENTION NOTES AND DETAILS
SHEET 8	OFFSITE SANITARY SEWER PLAN AND PROFILE



PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES

Digitally signed by Brett F. Flint, PE  
 Date: 2022.06.09 14:27:21 -05'00'



BASS AND WELSH ENGINEERING  
 11 REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET  
 CORPUS CHRISTI, TEXAS 78404

OFFSITE STORM AND SANITARY SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS

COVER SHEET AND MISCELLANEOUS INFORMATION

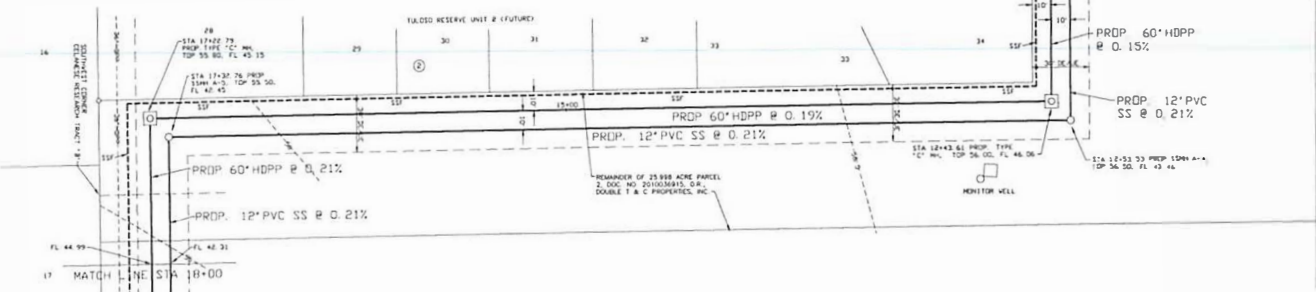
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DATE	03/07/22
JOB NO.	20017
DATE	03/07/22
SHEET	1 OF 8



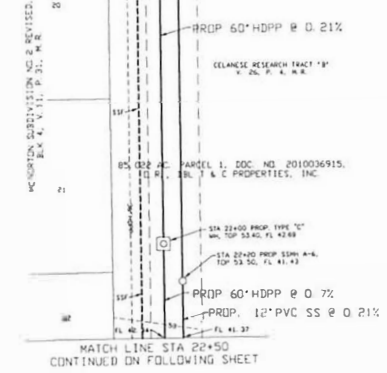
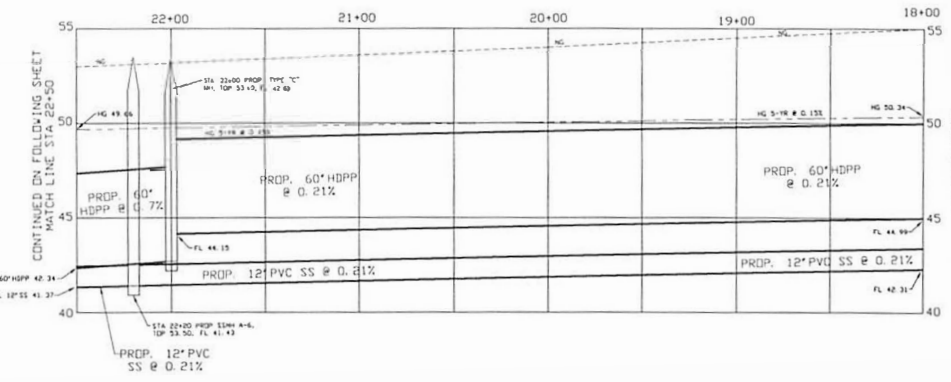
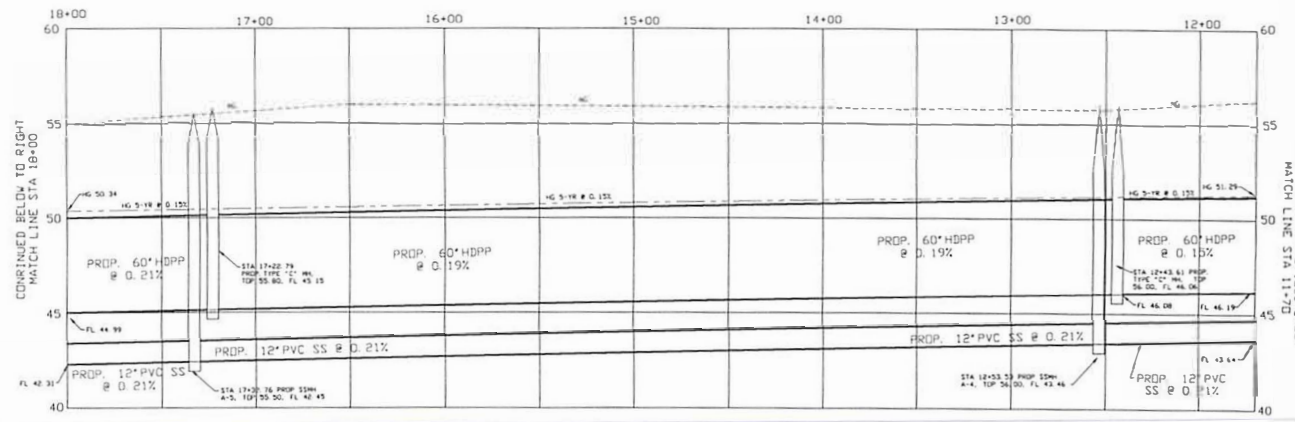




CONTINUED FROM PREVIOUS SHEET  
MATCH LINE STA 11+70



95.022 AC. PARCEL 1, EDC. NO. 2010036915,  
D.R., DBL T & C PROPERTIES, INC.



CONTINUED FROM ABOVE TO LEFT  
MATCH LINE STA 18+00

PLANS ARE RELEASED  
FOR CONSTRUCTION  
DEVELOPMENT SERVICES  
Construction Plans will  
expire based on the conditions  
stated in EDC 18.5 F  
Digitally signed by Brent F. Hahn, Jr.

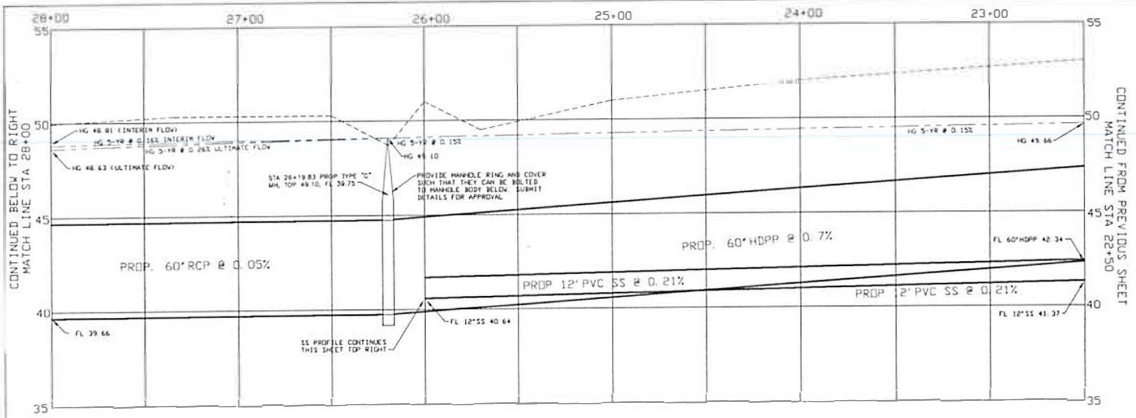


**BASS & WELSH ENGINEERING**  
 14 SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO.  
 F-32, 3024 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

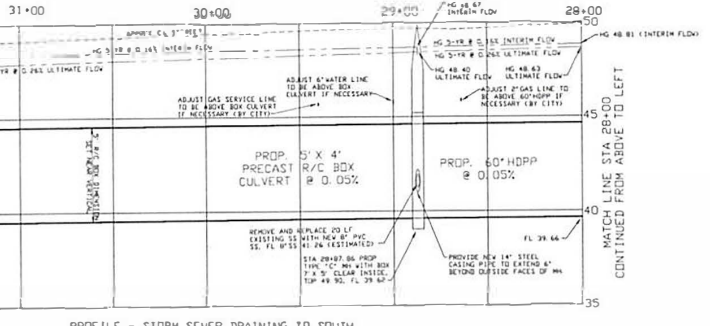
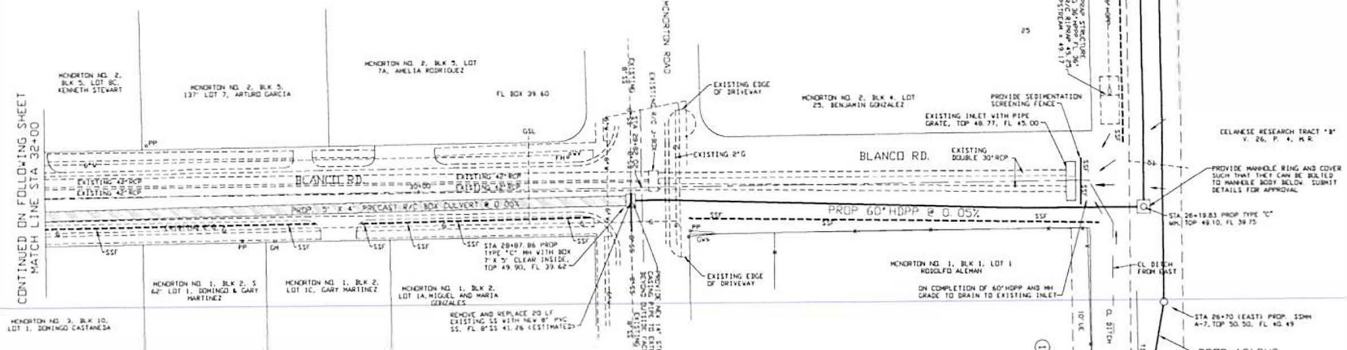
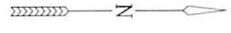
OFFSIIIE STORM AND SANITARY SEWER PUBLIC  
 IMPROVEMENTS TO ROYAL OAK FUTURE UNITS  
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

OFFSIIIE STORM AND SANITARY SEWER  
 PLAN AND PROFILE

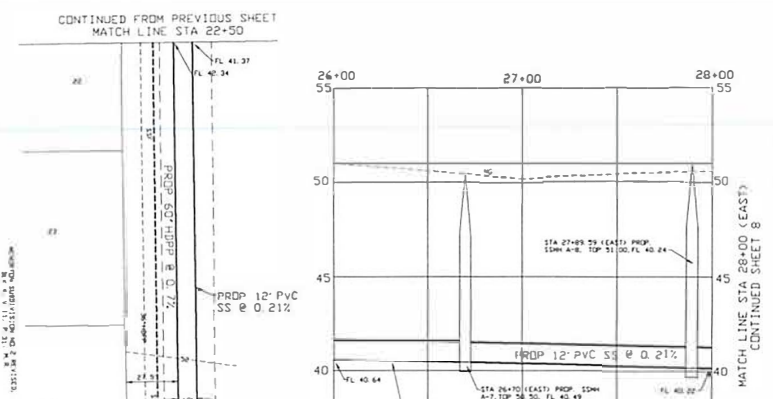
DATE PLOTTED: 03/07/22 SHEET 3 OF 8



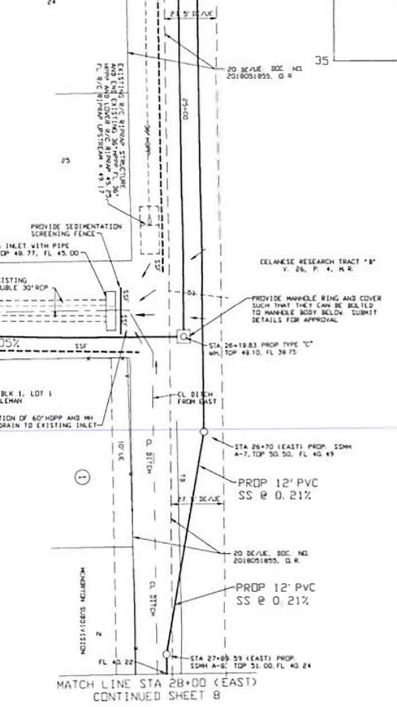
PROFILE - STORM SEWER DRAINING TO EAST AND SOUTH AND SS DRAINING TO EAST.



PROFILE - STORM SEWER DRAINING TO SOUTH

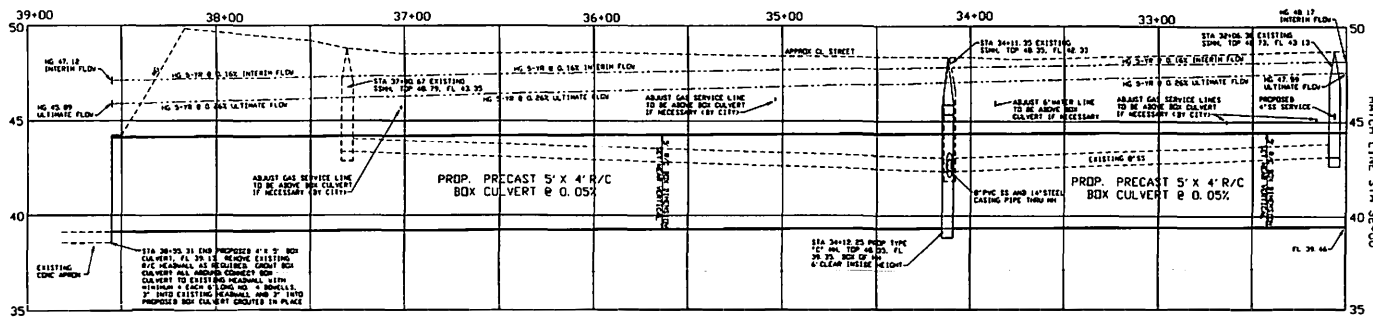
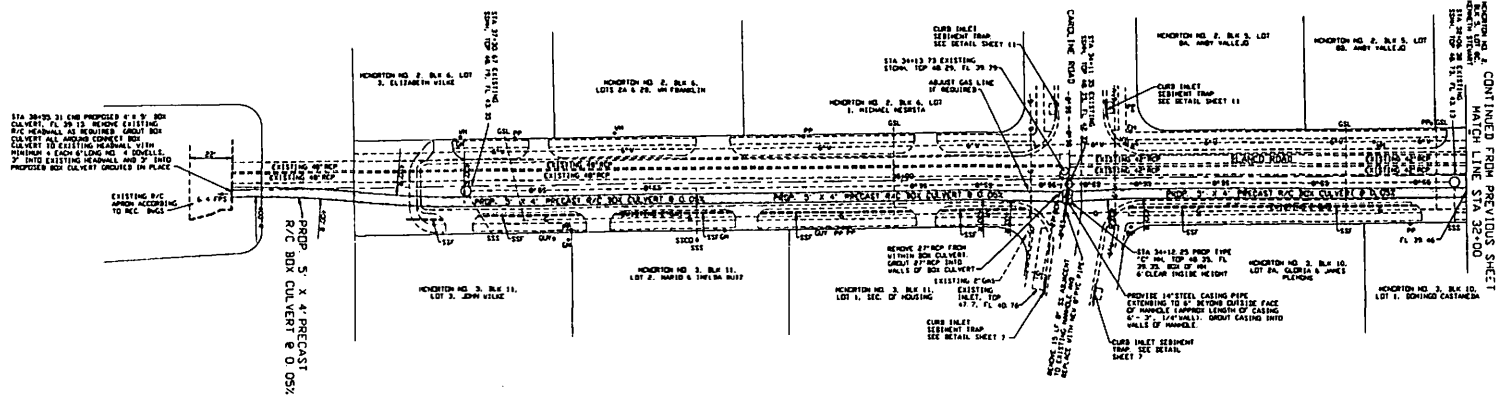
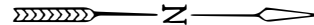


PROFILE - SS DRAINING TO EAST



PLANS ARE TO BE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES. Comments Please will require based on the conditions stated on LDC'S & P. Legally signed by Brent J. Furl, P.E.

BASS & WELSH ENGINEERING			
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404			
OFFSITE STORM AND SANITARY SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS			
OFFSITE STORM AND SANITARY SEWER PLAN AND PROFILE			
DRN.	N. WELSH	PLAT. SCALE 1"=30'	CON. NO. 01-110113
CHK.		SCALE (S) 1"=30'	JOB NO. 20087
		SCALE (P) 1"=30'	DATE PLOTTED 03/07/22
			SHEET 1 OF 8

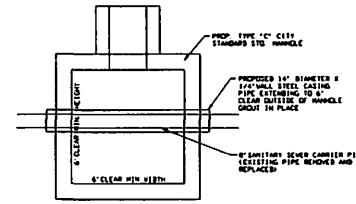


**ESTIMATE SUMMARY**

ITEM DESCRIPTION	QUANTITY	UNIT
1 18" HORN	2750	LF
2 12" X 12" STORM MANHOLE	7	EA
3 3' X 4' R/C PRECAST BOX CULVERT	994	LF
4 ABSTRACT 12" WATER LINE IF NECESSARY	7	EA
5 REMOVE & REPLACE 4" PVC SANITARY SERVICE	33	LF
6 PAVEMENT PATCHING	1060	SF
7 REMOVE & REPLACE CONCRETE SAILS & CURB & GUTTER AT CROSSING OF ABSTRACT 12" WATER LINE AND AT S. END OF BLK'D RD	1	LS
8 14" STEEL CASING PIPE IN TYPE "C" MH FOR SANITARY SEWER PIPE	18	LF
9 REMOVE & REPLACE C&G ALONG SIDE OF PROPOSED 33" R/C BOX CULVERT WHERE NECESSARY	800	LF
10 REMOVE & REPLACE PORTION OF R/C MANHOLE AT CONNECTION OF 33" R/C BOX CULVERT AT BRCH'S OF BLK'D RD	1	LS
11 REMOVE & REPLACE PORTION OF 4" OR 6" SANITARY SEWER SERVICE LINES	5	EA
12 STORM WATER POLLUTION PREVENTION FOR STORM SEWER CONSTRUCTION	1	LS

**SANITARY SEWER ITEMS**

ITEM DESCRIPTION	QUANTITY	UNIT
1 12" PVC PIPE	3430	LF
2 12" MH	110	EA
3 PAVEMENT PATCHING AT MH IN CULVERTED ROAD	1	LS
4 STORM WATER POLLUTION PREVENTION FOR SANITARY SEWER CONSTRUCTION	1	LS



DETAIL - SS LINE CROSSING THRU TYPE "C" CITY STANDARD STORM MANHOLE



PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES  
 Construction Plans will remain based on the conditions stated on UDC 3.8.1.P  
 Duly signed by Bass & Welsh, P.E.



03/07/22

**BASS & WELSH ENGINEERING**  
 TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

**OFFSITE STORM AND SANITARY SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS**

**OFFSITE STORM SEWER PLAN AND PROFILE AND ESTIMATE SUMMARY**

DATE PLOTTED: 03/07/22 SHEET 3 OF 8

CONTINUED FROM PREVIOUS SHEET  
 MATCH LINE STA 32+00

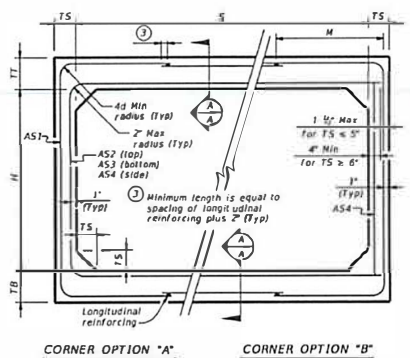
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 MATCH LINE STA 32+00



DISCLAIMER: The use of this template is governed by the Texas Engineering Practice Act. No warranty of any kind is made by the State of Texas or the Department of Transportation for the accuracy or completeness of the information contained herein. The user of this template is responsible for the accuracy and completeness of the information contained herein.

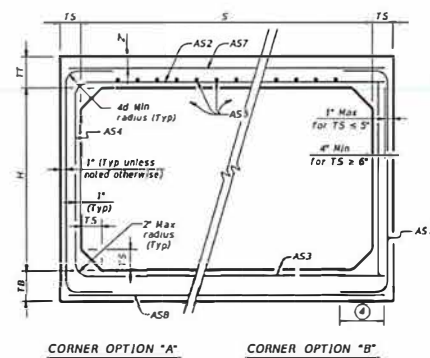
BOX DATA														
SECTION DIMENSIONS					Fill Height (ft.)	H (Min) (in.)	REINFORCING (sq. in. / ft.)							Lift Weight (tons)
S (ft.)	H (ft.)	TT (in.)	TB (in.)	TS (in.)			AS1	AS2	AS3	AS4	AS5	AS7	AS8	
5	2	8	7	6	< 2	-	0.19	0.27	0.18	0.14	0.19	0.19	0.17	6.0
5	2	6	6	6	2 < 3	44	0.27	0.20	0.16	0.14	-	-	-	5.1
5	2	6	6	6	3 - 5	44	0.16	0.14	0.14	0.14	-	-	-	5.1
5	2	6	6	6	10	36	0.25	0.14	0.14	0.14	-	-	-	5.1
5	2	6	6	6	15	36	0.20	0.18	0.18	0.14	-	-	-	5.1
5	2	6	6	6	20	36	0.26	0.23	0.24	0.14	-	-	-	5.1
5	2	6	6	6	25	36	0.33	0.29	0.29	0.14	-	-	-	5.1
5	2	6	6	6	30	36	0.39	0.34	0.35	0.14	-	-	-	5.1
5	3	8	7	6	< 2	-	0.19	0.31	0.21	0.14	0.19	0.19	0.17	6.6
5	3	6	6	6	2 < 3	45	0.18	0.24	0.19	0.14	-	-	-	5.7
5	3	6	6	6	3 - 5	36	0.14	0.17	0.16	0.12	-	-	-	5.7
5	3	6	6	6	10	36	0.14	0.16	0.17	0.12	-	-	-	5.7
5	3	6	6	6	15	35	0.16	0.21	0.22	0.14	-	-	-	5.7
5	3	6	6	6	20	35	0.21	0.27	0.28	0.14	-	-	-	5.7
5	3	6	6	6	25	35	0.26	0.34	0.34	0.14	-	-	-	5.7
5	3	6	6	6	30	35	0.31	0.41	0.41	0.14	-	-	-	5.7
5	4	8	7	6	< 2	-	0.19	0.33	0.24	0.14	0.19	0.19	0.17	7.2
5	4	6	6	6	2 < 3	45	0.16	0.27	0.22	0.14	-	-	-	6.3
5	4	6	6	6	3 - 5	45	0.14	0.19	0.18	0.14	-	-	-	6.3
5	4	6	6	6	10	36	0.14	0.18	0.18	0.14	-	-	-	6.3
5	4	6	6	6	15	35	0.14	0.23	0.24	0.14	-	-	-	6.3
5	4	6	6	6	20	35	0.17	0.30	0.31	0.14	-	-	-	6.3
5	4	6	6	6	25	35	0.21	0.37	0.38	0.14	-	-	-	6.3
5	4	6	6	6	30	35	0.25	0.44	0.45	0.14	-	-	-	6.3
5	5	8	7	6	< 2	-	0.19	0.35	0.26	0.14	0.19	0.19	0.17	7.8
5	5	6	6	6	2 < 3	45	0.14	0.29	0.24	0.14	-	-	-	6.9
5	5	6	6	6	3 - 5	45	0.14	0.21	0.20	0.14	-	-	-	6.9
5	5	6	6	6	10	45	0.14	0.19	0.20	0.14	-	-	-	6.9
5	5	6	6	6	15	36	0.14	0.24	0.25	0.14	-	-	-	6.9
5	5	6	6	6	20	35	0.15	0.31	0.32	0.14	-	-	-	6.9
5	5	6	6	6	25	35	0.18	0.38	0.39	0.14	-	-	-	6.9
5	5	6	6	6	30	35	0.21	0.46	0.47	0.14	-	-	-	6.9

① For box length = B - D'  
 ② AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.



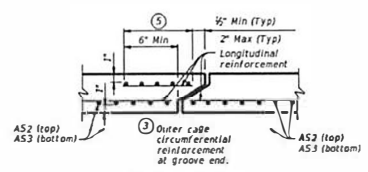
CORNER OPTION "A" CORNER OPTION "B"

**FILL HEIGHT 2 FT AND GREATER**



CORNER OPTION "A" CORNER OPTION "B"

**FILL HEIGHT LESS THAN 2 FT**



**SECTION A-A**

(Showing top and bottom slab joint reinforcement.)

**MATERIAL NOTES:**  
 Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in slabs and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.  
 Provide Class II concrete (f'c = 5,000 psi).

**GENERAL NOTES:**  
 Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.  
 See Box Culverts Precast Miscellaneous Details (SCP-MD) standard sheet for details and notes not shown.  
 In lieu of furnishing the designs shown on this sheet, the contractor may furnish an alternate design that is equal to or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item "Precast Concrete Structural Members (Fabrication)".

**HL93 LOADING**

**Texas Department of Transportation**

**SINGLE BOX CULVERTS  
 PRECAST  
 5'-0" SPAN**

**SCP-5**

Proj No:	1120541-20-00	Rev:	1/10/21	Issued:	1/10/21	By:	JLB
Project:	February 2020	CD:	JLB	AS:	JLB	Check:	JLB
Sheet No:	2101	Quantity:		Sheet of:	8		



PLANS ARE RELEASED FOR CONSTRUCTION  
 DEVELOPMENT SERVICES  
 Construction Plans will expire based on the expiration date as LDC 3 B 3 F  
 Digitally signed by Brent F. Hank, Jr.

**BASS AND WELSH ENGINEERING**  
 TX REGISTRATION NO. F-52, 3034 S. ALAMEDA STREET  
 CORPUS CHRISTI, TEXAS 78404  
**OFFSITE STORM AND SANITARY SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS**  
**TXDOT SINGLE BOX CULVERT, PRECAST, 5' SPAN**  
 DATE: 03/03/21 SHEET: 8 OF 8

**POLLUTION PREVENTION NOTES**

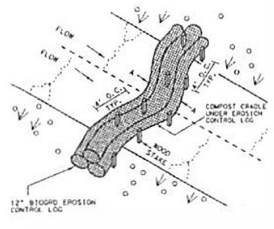
- CONSTRUCTION ENTRANCE - CONSTRUCT A PROPOSED 8' x 30' CONSTRUCTION ENTRANCE CONSISTING OF AN AREA SURFACED WITH CRUSHED STONE OR GRAVEL OF SIZE #10 TO #40. THE GRAVEL OR CRUSHED STONE SHALL BE PLACED IN A MINIMUM 6" THICK LAYER AND SHALL OVERLAY A LAYER OF FILTER FABRIC. THE SAME REQUIREMENTS AS FOR SILT FENCE. CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE IN GOOD CONDITION THROUGHOUT THE DURATION OF THE PROJECT AND SHALL REMOVE AND OR OTHER DEBRIS FROM THE CONSTRUCTION ENTRANCE PERIODICALLY DURING THE PROJECT.
- CONSTRUCTION EQUIPMENT TRACKING - CONTRACTORS SHALL ENSURE THAT MUD OR ANY OTHER DEBRIS BE TRACKED ONTO PAVED STREETS. CONTRACTOR SHALL IMMEDIATELY CLEANUP SAME AT HIS OWN EXPENSE.
- SILT SCREENS - CONTRACTOR SHALL SCREEN ALL LOADS AS SHOWN IN THE PLANS. ALL SILT SCREENS SHALL MEET THE REQUIREMENTS OF CITY STANDARD SPECIFICATION GRADED "SILT FENCE". THE SILT FENCES SHALL BE INSPECTED THROUGHOUT THE CONSTRUCTION PERIOD ON A DAILY BASIS AND SHALL BE REPAIR/REPLACED AS NECESSARY.
- SILT AND WASTE DISPOSAL - ALL TRUCKS AND BEHNS WILL BE WASHED TO AN APPROVED LAWFULLY. NO CONSTRUCTION WASTE MATERIALS WILL BE BURNED ON SITE. ALL WASTE MATERIALS WILL BE REMOVED READING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED AT THE JOB SITE.
- HAZARDOUS WASTE - NO HAZARDOUS WASTE IS EXPECTED TO BE GENERATED OR ENCOUNTERED IN THIS PROJECT. IN THE EVENT THAT HAZARDOUS WASTE IS ENCOUNTERED, ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- SPILL PREVENTION - THE FOLLOWING ARE THE MATERIAL HANDLING PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. AN EFFORT WILL BE MADE TO STORE ONLY EXCESS PRODUCTS REQUIRED TO DO THIS JOB. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER COVERING. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHOMEVER STORES, HANDLES OR TRANSPORTS MATERIALS SHALL BE FOLLOWED BY THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS. DURING THE CONSTRUCTION PERIODS SHALL BE MAINTAINED AT A MINIMUM OF 100' AWAY FROM ANY DRAINAGE INLET OR STAKE.
- PAV FOR SILT SCREEN FENCES, STABILIZES CONSTRUCTION ENTRANCE AND ALL POLLUTION PREVENTION MEASURES OF ALL TYPES IN UNIT PRICE OF "STORM WATER POLLUTION PREVENTION".
- CONTRACTOR SHALL OBTAIN EROSION CONTROL MEASURES ON THE SITE TO COMPLY WITH ALL APPLICABLE TO BLDG TO ADJACENT PROPERTY BY DURING BUILDING CONSTRUCTION.
- CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OR WASHDOWN ON THE PROJECT SITE UNLESS THE WASHDOWN WATER IS COLLECTED AND STORED IN A CONCRETE BASKET. ALL CONCRETE BASKETS OF LOADS INCLUDING ANY WASHDOWN WATER SHALL BE STORED IN A CONCRETE BASKET. ALL CONCRETE BASKETS OF LOADS INCLUDING ANY WASHDOWN WATER SHALL BE STORED IN A CONCRETE BASKET. ALL CONCRETE BASKETS OF LOADS INCLUDING ANY WASHDOWN WATER SHALL BE STORED IN A CONCRETE BASKET.
- NON-CONCRETE TRUCK WHEELS SHALL BE WASHED AS THE STABILIZED CONSTRUCTION ENTRANCE IN A MANNER TO REMOVE ALL MUD AND BEHNS FROM THE TIRES.
- THE TEXAS POLLUTION CONTROL EXAMINATION SYSTEM (TPCES) GENERAL PERMIT REQUIRES STABILIZATION MEASURES TO BE INSTALLED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY OR PERMANENTLY CEASED, AND MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

**SEDIMENT TRAP USAGE GUIDELINES**

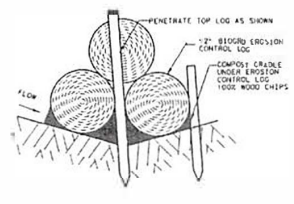
A sediment trap may be used to precipitate sediment out of runoff draining from an undisturbed area. Total trap drainage area for a sediment trap should not exceed 5 acres. The trap should be located in 1,000 CF/acre to 10.5' over the drainage area. Sediment traps should be placed in the following locations:

- Immediately preceding drain inlets.
- Just before the driveway under a water curb.
- Just before the driveway under the right-of-way.
- Just before the driveway under the construction site to prevent erosion from the project.

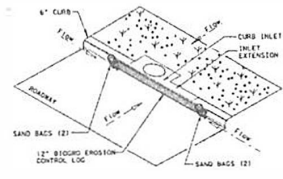
The trap should be at least 18" in diameter and 18" deep. The trap should be at least 18" in diameter and 18" deep. The trap should be at least 18" in diameter and 18" deep.



**DITCH LINE SEDIMENT TRAP**



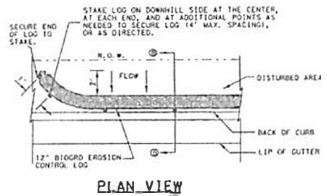
**SECTION A-A DITCH LINE SEDIMENT TRAP A-A**



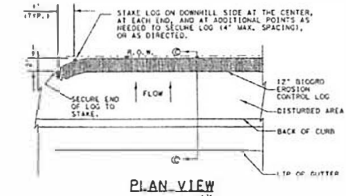
**CURB INLET SEDIMENT TRAP**

**GENERAL NOTES**

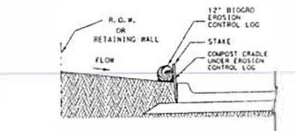
- LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 10' FOR 18" DIAMETER OR 30' FOR 12" DIAMETER LOGS.
- UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY. THESE LOGS WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM FOR TEMPORARY INSTALLATIONS. USE RECYCLABLE CONTAINMENT MESH.
- STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
- STAKES SHALL BE 2" x 2" WOOD OR #3 REBAR, 4' LONG, UNCOATED SUCH THAT 2" PHOTOGRAPHER LOGS, OR AS DIRECTED.
- BIODEGRADABLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.
- SANDRACS SHALL BE SUBSIDIARY TO ITEM 5049 BIODEGRADABLE EROSION CONTROL LOGS.



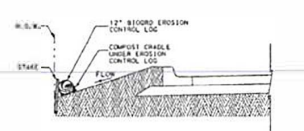
**PLAN VIEW**



**PLAN VIEW**



**SECTION B-B BACK OF CURB SEDIMENT TRAP**



**SECTION C-C RIGHT-OF-WAY SEDIMENT TRAP**

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**Texas Department of Transportation**  
**BIODEGRADABLE EROSION CONTROL LOGS**  
**CRP-BECL**

DATE	DESCRIPTION	BY	CHKD
01/11/09	ISSUED FOR BIDDING	...	...
01/11/09	REVISED	...	...

**STORM WATER POLLUTION PREVENTION NOTE**

PROVIDE SEDIMENTATION SCREENING FENCE AND SEDIMENTATION TRAPS WHERE SHOWN IN PLANS AND ACCORDING TO DETAILS AND NOTES THIS SHEET.



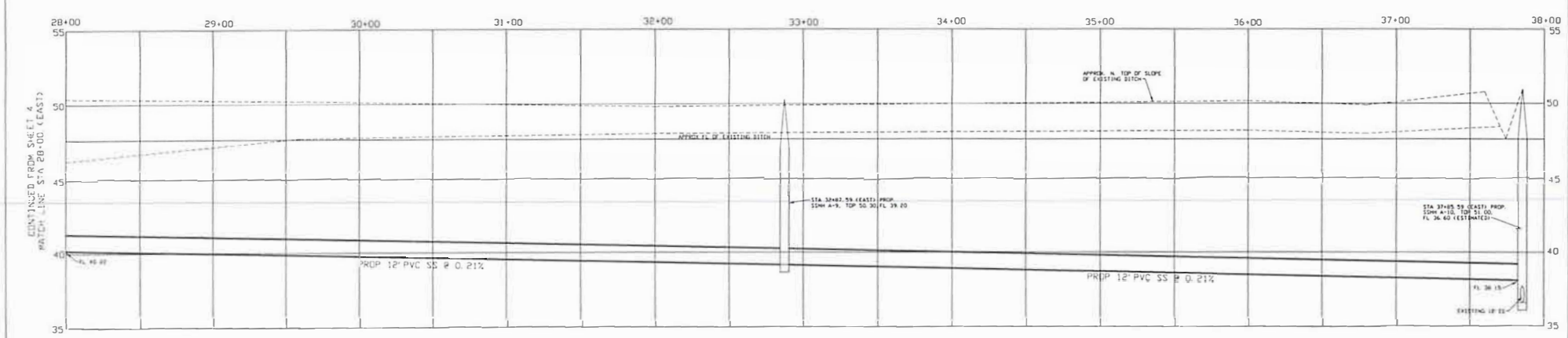
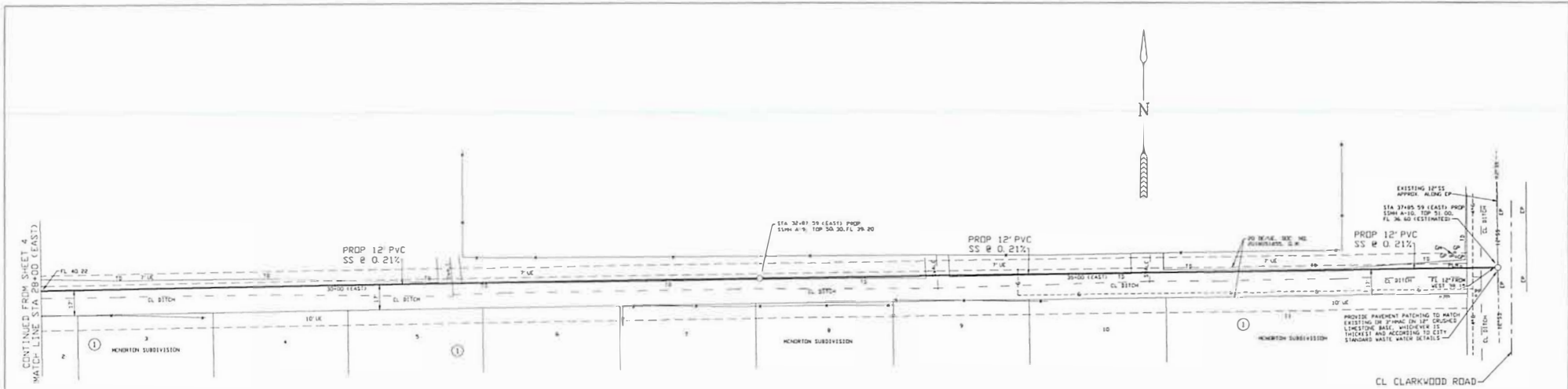
PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES. Construction Plans will be returned to the contractor within 15 days of completion. Duplication signed by Bass & Welsh, P.C.

**BASS & WELSH ENGINEERING**  
15 SURVEY REG. NO. 100027-00, 15 ENGINEERING REG. NO. F-52, 303 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

OFFSITE STORM AND SANITARY SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS, CORPUS CHRISTI, NUECES COUNTY, TEXAS

**STORM WATER POLLUTION PREVENTION NOTES AND DETAILS**

PLAN SCALE: 1" = 30'	CDA NO. 18899
SCALE (V): SAME	JOB NO. 13508
SCALE (H): SAME	DATE PLOTTED: 03/07/09
DATE PLOTTED: 03/07/09	SHEET 2 OF 8



PLANS ARE RELEASED FOR CONSTRUCTION  
 DIVISION/PROJECT: SAN VICIOS  
 Construction Plans will expire based on the conditions stated in LDC's § 5 F  
 Digitally signed by David P. Hunt, P.E.



BASS & WELSH ENGINEERING  
 14 SURVEY REG. NO. 100021-00, 12 ENGINEERING REG. NO. F-57, 3024 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

OFFSITE STORM AND SANITARY SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS, CORPUS CHRISTI, NUECES COUNTY, TEXAS

OFFSITE SANITARY SEWER PLAN AND PROFILE

DATE PLOTTED: 03/07/22	DATE: 03/07/22	SCALE: 1"=30'	JOB NO.: 03-110513
DESIGNED BY: DW	CHECKED BY: DW	SCALE NO.: 1-1	JOB NO.: 03027
DATE PLOTTED: 03/07/22	DATE: 03/07/22	SCALE: 1"=30'	JOB NO.: 03-110513
DESIGNED BY: DW	CHECKED BY: DW	SCALE NO.: 1-1	JOB NO.: 03027

# EXHIBIT 4

NIXON M. WELSH, P.E., R.P.L.S.  
 Email: NixMW@aol.com

**BASS WELSH ENGINEERING**  
**TX Registration No. F-52**  
**Survey Registration No. 100027-00**  
**P.O. Box 6397**  
**Corpus Christi, TX 78466-6397**

3054 S. Alameda St.  
 361 882-5521~ FAX 361 882-1265

20027-SS REIMB  
 06/07/22B

ROYAL OAK FUTURE UNIT 3  
 OFFSITE SANITARY SEWER REIMBURSEMENT ESTIMATE

SANITARY SEWER ITEMS REIMBURSABLE BY CITY					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	12" PVC PIPE	3638	LF	90.00	327,420.00
2.	MANHOLE, FIBERGLASS	10	EA	6,500.00	65,000.00
3.	PATCH PAVEMENT AT MH IN CLARKWOOD ROAD	1	LS	2,000.00	2,000.00
4.	STORM WATER POLLUTION PREVENTION FOR SANITARY SEWER CONSTRUCTION	1	LS	10,000.00	10,000.00
5.	TRENCH SAFETY	3638	LF	3.00	10,914.00
6.	DEWATERING	3638	LF	60.00	218,280.00

**SUBTOTAL** **\$633,614.00**

**10% CONTINGENCIES** **63,361.40**

**10% ENGINEERING & SURVEYING** **63,361.40**

**SUBTOTAL** **\$760,336.80**

**50% OF ABOVE SUBTOTAL** **\$380,168.40**

**LESS WASTEWATER LOT FEE 262 X 432.30** **-113,262.60**

**LESS WASTEWATER ACREAGE FEE 8.502 ACRES X 1,728.10** **-14,692.31**

**TOTAL AMOUNT REIMBURSABLE** **\$252,213.49**

MAXIMUM AMOUNT REIMBURSABLE = 1/2 OF THE OFFSITE COST LESS CREDIT FOR LOT/ACREAGE FEES

NOTE: UNIT PRICES AS SHOWN ABOVE WERE FURNISHED BY DEVELOPER





# Exhibit 5

City of Corpus Christi, Texas  
Department of Development Services  
P.O. Box 9277  
Corpus Christi, Texas 78469-9277  
(361) 826-3240  
Located at: 2406 Leopard Street  
(Corner of Leopard St. and Port Ave.)

## DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

**NAME:** \_\_\_\_\_

**STREET:** \_\_\_\_\_ **CITY:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**FIRM is:**  Corporation  Partnership  Sole Owner  Association  Other \_\_\_\_\_

## DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
_____	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
_____	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
_____	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
_____	_____
_____	_____

## CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: \_\_\_\_\_ Title: \_\_\_\_\_  
(Print)

Signature of Certifying Person:  \_\_\_\_\_ Date: \_\_\_\_\_

## **DEFINITIONS**

- a. "Board Member". A member of any board, commission or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. "Employee". Any person employed by the City of Corpus Christi, Texas, either on a full or part time basis, but not as an independent contractor.
- c. "Firm". Any entity operated for economic gain, whether professional, industrial or commercial and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust and entities which, for purposes of taxation, are treated as non-profit organizations.
- d. "Official". The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads and Municipal Court Judges of the City of Corpus Christi, Texas.
- e. "Ownership Interest". Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. "Constructively held" refers to holding or control established through voting trusts, proxies or special terms of venture or partnership agreements.
- f. "Consultant". Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.